

**Warranty Deed**

By A Corporation

Rev. Code 5301.02.04

KNOW ALL MEN BY THESE PRESENTS: That 3-K-G Corp.,

a corporation duly incorporated under the Laws of the State of Ohio  
of the City of Columbus, County of Franklin  
and State of Ohio in consideration of the sum of  
One Dollar (\$1.00) and other good and valuable considerations  
to it paid by Hughie E. McDowell, Sr. and Clara Viola McDowell

of the City of Columbus, County of Franklin  
and State of Ohio, the receipt of which is hereby acknowledged,  
doth hereby GRANT, BARGAIN, SELL AND CONVEY to the said  
Hughie E. McDowell, Sr. and Clara Viola McDowell

their heirs and assigns forever, the following REAL ESTATE, situated in the  
County of Athens in the State of Ohio, and in  
the Township of Rome and bounded and described as follows:

(See Attached)

TRACT 1- 2.709 acres; TRACT 2- 5.884; TRACT 3- 10.734 acres;  
TRACT 4- 0.192 acres.

This Deed is executed and delivered by the Grantor and accepted by  
the Grantees subject to all legal highways and rights-of way and subject  
to, and with the benefit of all restrictions, easements, conditions,  
limitations and reservations of record, if any, and to any zoning  
restrictions which have been imposed thereon, if any. Also excepting  
and reserving from the above lands the coal, oil, gas and other minerals  
which have been sold in, on or under the above described lands together  
with any and all rights to drill, mine, sink shafts, or remove said coal  
oil, gas and other minerals, if any, if such reservation is now in existence  
on the premises as of this date.

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TO HAVE AND TO HOLD said premises, with all the privileges and appurtenances  
thereunto belonging, to the said Hughie E. McDowell, Sr. and Clara  
Viola McDowell

their heirs and assigns forever.

And the said 3-K-G Corp.

This conveyance has been examined  
and the Grantor has complied with  
Section 319.202 of the Revised Code.  
No. 908 Transfer Fee Paid \$ 8.40  
Ruth H. Seaman, Athens County Auditor  
By J. Behs Deputy Auditor

for itself and its successors, doth hereby covenant with the said  
Hughie E. McDowell, Sr. and Clara Viola McDowell

their heirs and assigns, that it is lawfully seized of the premises aforesaid:

that the said premises are FREE AND CLEAR FROM ALL INCUMBRANCES WHATSOEVER;  
except taxes and assessments if any

3-K-G CORPORATION

DESCRIPTION - TRACT 1 - 2.709 ACRES

Situated in the Township of Rome, County of Athens, State of Ohio and being a part of the southeast quarter of the northwest quarter of Section 11, Town 6, Range 12 more particularly described as follows:

Beginning at a stone at the southeast corner of the northwest quarter of Section 11; thence north 86° 00' 23" west 567.90 feet to a point in Township Road 190, passing an iron pin at 527.90 feet; thence with Township Road 190 the following courses; north 31° 35' 29" east 41.80 feet to an iron pin; thence north 38° 23' 00" east 209.10 feet to an iron pin on the north side of the road; thence north 89° 39' 00" east 283.57 feet to a track spike, passing an iron pin at 46.05 feet; thence north 62° 41' 00" east <sup>172.86 feet</sup> to a point in the east line of the southeast quarter of the northwest quarter of Section 11; thence leaving Township Road 190 and with said east line south 3° 59' 37" west 320.90 feet to the place of beginning passing an iron pin at 30.00 feet and containing 2.709 acres more or less subject to the right of way of Township Road 190.

The above described is a part of tract 6 in a deed recorded in Volume 317, Page 335 of the Athens County Deed Records.

Prepared by: Evans, Mechwart, Hambleton & Tilton, Inc.

William M. Watkins  
Registered Surveyor #5216

*Checked & approved*  
*2-26-74*  
*[Signature]*

3-K-G CORPORATION

DESCRIPTION - TRACT 2 - 5.884 ACRES

Situated in the Township of Rome, County of Athens, State of Ohio and being a part of the northeast quarter of the southwest quarter of Section 11, Town 6, Range 12 more particularly described as follows:

Beginning at a stone at the northeast corner of the southwest quarter of Section 11; thence south  $3^{\circ} 59' 37''$  west 396.00 feet to an iron pin; thence north  $86^{\circ} 00' 23''$  west 709.64 feet to a point in Township Road 190, passing an iron pin at 660.00 feet; thence with Township Road 190 the following courses: North  $63^{\circ} 02' 47''$  east 28.81 feet; north  $2^{\circ} 50' 58''$  east 49.00 feet; north  $16^{\circ} 21' 56''$  east 187.75 feet; north  $31^{\circ} 35' 29''$  east 167.91 feet to a point in the north line of the southwest quarter of Section 11; ;thence leaving said Township Road and with the north line of the southwest quarter south  $86^{\circ} 00' 23''$  east 567.90 feet to the place of beginning, passing an iron pin at 40.00 feet and containing 5.884 acres more or less, subject to the right of way of Township Road 190.

The above described is a part of tract 5 and tract 8 in a deed Recorded in Volume 317, Page 335 of the Athens County Deed Records.

Prepared by: Evans, Mechwart, Hambleton & Tilton, Inc.

*William M. Watkins*

Registered Surveyor #5216

*Handwritten signature/initials*

## DESCRIPTION - TRACT 3 - 10.734 ACRES

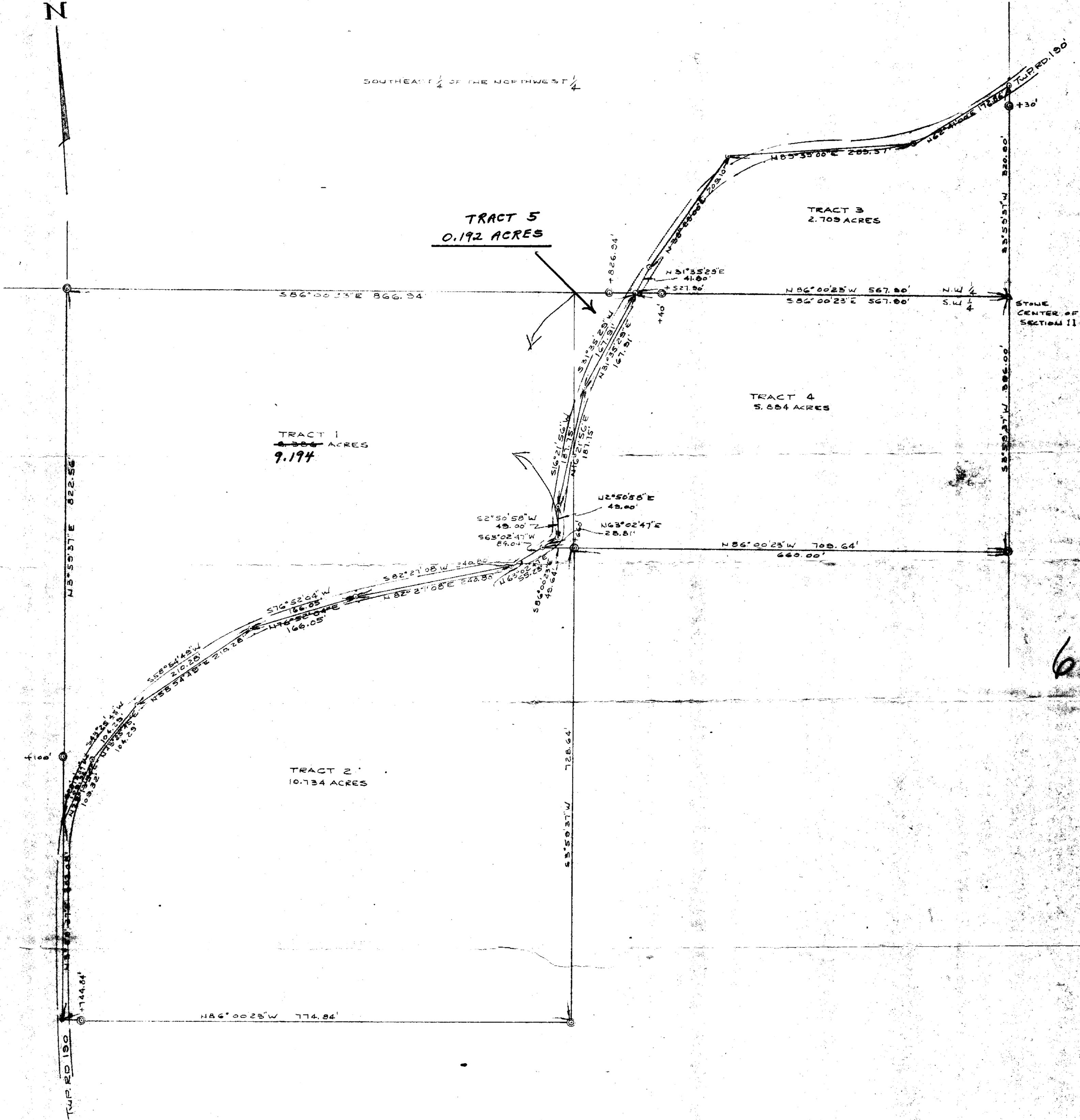
Situated in the Township of Rome, County of Athens, State of Ohio and being a part of the northeast Quarter of the southwest Quarter of Section 11, Town 6, Range 12 more particularly described as follows:

Commencing at a stone at the northeast corner of the southwest quarter of Section 11; thence with the east line of the southwest quarter south  $3^{\circ} 59' 37''$  west 396.00 feet to an iron pin; thence north  $86^{\circ} 00' 23''$  west 660.00 feet to an iron pin, said iron pin being the place of beginning for the tract of land herein described; thence south  $3^{\circ} 59' 37''$  west 728.64 feet to an iron pin; thence north  $86^{\circ} 00' 23''$  west 774.84 feet to a point in Township Road 190, passing an iron pin at 744.84 feet; said point being in the west line of the northeast quarter of the southwest quarter of Section 11; thence with said west line and the Township Road north  $3^{\circ} 59' 37''$  east 302.08 feet to a point, (Reference: an iron pin bearing north  $3^{\circ} 59' 37''$  east 100.00 feet); thence leaving the west line of the northeast quarter of the southwest quarter of Section 11 continuing with Township Road 190 the following courses: north  $28^{\circ} 13' 54''$  east 109.32 feet; north  $43^{\circ} 25' 45''$  east 104.29 feet; north  $58^{\circ} 54' 49''$  east 210.28 feet; north  $76^{\circ} 52' 04''$  east 166.05 feet; north  $82^{\circ} 27' 08''$  east 240.80 feet; north  $63^{\circ} 02' 47''$  east 55.23 feet; thence leaving said Township Road 190 south  $86^{\circ} 00' 23''$  east 49.64 feet to the place of beginning and containing 10.734 acres more or less subject to the right of way of Township Road 190.

Checked by *[Signature]*  
2-26-74

N

SOUTHEAST 1/4 OF THE NORTHWEST 1/4



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PLAT OF SURVEY OF LANDS  
 LOCATED IN THE NW 1/4 & THE SW 1/4 OF SEC. 11, TOWNSHIP 6, RANGE 12  
 ROME TWP., ATHENS CO., OHIO

PREPARED BY  
 EVANS, MEEHAWK, HAMBLETON & TILTON, INC.  
 CONSULTING ENGINEERS & SURVEYORS  
 GAHANNA, OHIO ATHENS, OHIO  
 SCALE: 1" = 100' JAN., 1974

WE HEREBY CERTIFY THAT THIS PLAT WAS PREPARED  
 FROM AN ACTUAL SURVEY OF THE PREMISES MADE IN  
 JAN., 1974.

*William M. Watkins*  
 REGISTERED SURVEYOR #5216



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